The City of Seattle
Pioneer Square Preservation Board
Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB273/26

Staff Report
Board meeting November 4, 2026

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

110426.3 **CERTIFICATES OF APPROVAL** 30 minutes

102826.31 **Bike lockers and bike corral relocation**
Public Right of Way
201 S Jackson St
Applicant: Shabnam Carman, King County

Proposed: Replace existing bike lockers with a 10 bike locker, add wayfinding signage

Staff report: The installation of the 4 bike locker was previously approved several years ago. This proposal replaces the existing bike lockers with a larger locker system to hold more bikes maintaining the 10 foot pedestrian path between the building wall and the lockers.
During the presentation to the ARC on Oct 28, the applicant said that moving the bike corral was not part of their application, and that SDOT was going to do the installation. The Board indicated that it appeared that there was adequate pedestrian paths around the corral even if bike were parked in the area outside the corral boundaries so they would support the move especially considering that the bike lockers would not be accessible if the bike corral remained in the previously proposed location. Being King County says that moving the bike corral is not part of their application, but shows the sign for the bike corrals in a different location than SDOT proposed, staff reached out to the SDOT applicant to amend their application as shown on the King County plans, noting it did appear necessary to allow access for the bike lockers and asked them to apply before the consideration of the location

of the wayfinding signage. If there has not been a Certificate of Approval for moving the bike corral the Board should probably make the approval of the location of the bike corral sign, conditional on a Certificate of Approval to move the bike corral location to the area where the signage is proposed.

Draft Motion:
I move to recommend granting a Certificate of Approval to replace existing bike lockers with a new 10 bike locker, add wayfinding signage for the bike locker and bike corral. (The location of the bike corral signage is conditioned on a Certificate of Approval for a bike corral at the location shown in the plans.

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 29, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

Seattle Municipal Code

23.66.030 Certificates of Approval required
Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in Section 23.66.100 and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this Section 23.66.160. Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in Section 23.84A.036, the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
f. Whether the proposed sign lighting will detract from the character of the building; and
g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

Pioneer Square Preservation District Rules

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

Secretary of Interior Standards for Rehabilitation

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Issued: October 29, 2026
Genna Nashem
Pioneer Square Preservation Board Coordinator